

For the complete Land Use Element, please refer to the City of Scottsdale 2001 General Plan. The purpose of the Land Use Element is to encourage the orderly and efficient distribution of land uses in the city. A full range and mix of land uses, including residential, commercial, employment, recreational, cultural, and preservation areas are provided in the Element. The following is a description of these land use categories:

Neighborhoods

These Land Use Designations focus on a range of mostly residential classifications. Land uses are designated to accommodate a mix of dwelling types and densities for a variety of neighborhood and environmental conditions, and other uses that support residential land uses, such as shopping and small business. Zoning regulations also allow a limited number of non-residential uses, such as places of worship, neighborhood parks, schools, etc., that provide community assets and services essential to balanced residential areas. Special care should be taken to provide adequate transitions between uses that have different intensities of development.

In the past, many master planned developments were approved and built in Scottsdale. Master-planned developments include a variety of residential densities or dwelling types, but the overall density is comparable to the densities shown on the Land Use Map. Individual lot sizes may vary in master-planned developments due to clustering of dwellings and the preservation of sensitive environmental features. In the future, development in newer parts of the city will tend to become less focused on master-planned communities, since most larger parcels will already be committed. Assembling of smaller properties to accommodate a larger master-planned community is still possible, however, infill development will become more significant, and redevelopment will become a major focus of activity in the community in the future.

RURAL NEIGHBORHOODS: This category includes areas of relatively large lot single-family neighborhoods. Densities in Rural Neighborhoods are usually one house per acre (or more) of land. Native desert vegetation predominates many areas and special care is required to preserve the area's open desert character and environmental features. Much of the terrain includes gentle to moderate slopes and rolling ground, intersected by several washes. Grading often requires extra care in areas with moderate slopes. Clustering is encouraged to preserve desert vegetation, washes, and other natural features. Some areas are zoned for one-acre lots under Maricopa County standards prior to annexation by Scottsdale. Equestrian uses and privileges may exist in the latter areas as many lots are large enough for horses and several existing developments permit home corrals. South of the C.A.P. Canal, these neighborhoods often take on a rural, equestrian character when compared to surrounding areas that have smaller, suburban lots.

SUBURBAN NEIGHBORHOODS: This category includes medium to small-lot single-family neighborhoods or subdivisions. Densities in Suburban Neighborhoods are usually more than one house per acre, but less than eight houses per acre. This category also includes some townhouses and can also be used for small lot single-family homes such as patio homes. It can be incorporated into neighborhoods near the Downtown area and in or adjacent to other non-residential activity centers. These uses may be used as a transition between less intense residential areas and non-residential areas such as offices or retail centers. The terrain should be relatively flat, or gently sloping, to accommodate this density. Preservation of environmental features (particularly in desert settings near the mountains) is a key consideration and in the past has often been accommodated through master-planned communities or clustering.

URBAN NEIGHBORHOODS: This category includes areas of multi-family dwellings/apartments. Densities in Urban Neighborhoods are usually more than eight dwellings per acre. These high-density uses are generally located near retail centers, offices, or other higher density residential uses. Care must be taken to minimize impacts on other residential areas and to provide adequate circulation to accommodate the traffic volume generated by these uses. Choices (e.g. pedestrian, bicycle, transit, etc.) is a key consideration for urban neighborhoods. Areas containing high-density residential development should have minimal environmental constraints.

MIXED-USE NEIGHBORHOODS: Mixed-use neighborhoods are located in areas with strong access to multiple modes of transportation and major regional access and services, and have a focus on human scale development. These areas could accommodate higher density housing combined with complementary office or retail uses or mixed-use structures with retail, office, and residential uses. The Downtown area and in or adjacent to other non-residential activity centers. These uses may be used as a transition between less intense residential areas and non-residential areas such as offices or retail centers. The terrain should be relatively flat, or gently sloping, to accommodate this density. Preservation of environmental features (particularly in desert settings near the mountains) is a key consideration and in the past has often been accommodated through master-planned communities or clustering.

RECREATION/TOURISM: This category is designed for hotels and a variety of resorts. They can be freestanding or part of a resort community or master-planned development. Resort locations capitalize on good transportation, the physical amenities of the area, and recreational or shopping opportunities. Hotels or resorts often include some ancillary retail, cultural and recreational uses. In some areas of the community lower density may be required to preserve desert character and environmental features, or it may be necessary due to land slopes or other physical constraints of the specific area. Medium density residential uses with a resort character and lifestyle may be integrated into resort uses and may share resort amenities. Resort uses often are places next to open spaces as a key amenity.

COMMERCIAL: These uses provide a variety of goods and services to the people who live in, work in, or visit Scottsdale and have been designated throughout the community at an appropriate scale and location. This category includes areas designated for commercial centers providing goods and services frequently needed by the surrounding residential population, and retail businesses, major single uses, and shopping centers. This category may also include other uses, like housing and office uses, to attain environmental and mobility goals. Neighborhood retail should be located at frequent intervals in relationship to the density of nearby residential areas to reduce travel time and distance. The size and scale of neighborhood commercial centers should be compatible with surrounding residential uses and care must be taken to avoid undesirable impacts on surrounding areas. Neighborhood commercial uses are best located on collector or arterial streets. Community or regional commercial uses should be located on arterial streets for high visibility and traffic volumes. Community and regional commercial uses function best when they are integrated with mixed-use areas.

OFFICE: The office designation includes a variety of office uses. Minor offices have a residential scale and character, often in a campus setting. Minor offices generate low to moderate traffic volumes, and could be located along collector or arterial streets. They are generally one-story structures, with at-grade parking (Zoning categories determine building heights and setbacks). Strict development and landscaping requirements will protect adjacent residential uses. Major offices include offices and related uses that have more than one story and may have underground parking. Typically, this use is in and around the central business district, other major commercial cores, or freeway interchanges. Arterial roadway access is desirable. Landscaping and development standards for major offices vary, depending upon the location of the use.

EMPLOYMENT: The employment category permits a range of employment uses from light manufacturing to light industrial and office uses. Employment areas should have access to adequate mobility systems and provide opportunities for business enterprises. Locations have been identified for employment areas where impacts on residential neighborhoods are limited and access is available to labor pools and transportation facilities. Landscaping requirements may help create a park-like setting for employment. Strict development standards will protect adjacent residential areas. Major streets serving employment areas should accommodate truck traffic. Transit facilities are also needed at significant employment centers to accommodate commuters.

Special Districts and Open Space
The following land uses include passive and active recreational areas, permanent open space, government and educational facilities, public multi-public uses, and areas with significant environmental constraints which impact development. The locations for these activities are interspersed within residential and non-residential areas.

In some cases, the city does not control the location of special uses, such as schools or major transmission lines, and the state and federal government control the location of special uses. However, the city can work with other jurisdictions and agencies on decisions regarding land use. Every effort will be made to mitigate negative impacts, including visual impacts.

NATURAL OPEN SPACE: The natural open space category applies to locations where significant environmental amenities or habitats may exist. In most cases these areas represent mountainous terrain. Significant environmental conditions include steep slopes, unstable soils, scudler features, flood hazards and desert vegetation, bedrock areas, mountain peaks and ridges, natural drainage channels needed to maintain riparian vegetation, migration routes, and historic water flows. It is intended that lands in the natural open space category remain as permanent open space. This classification is often the result of a study by the city and developers have agreed to leave part of a property in a natural condition in return for placing an agreed-upon intensity in the remaining area. Efforts to preserve these areas are ongoing. Areas, washes, and areas with native desert vegetation should continue. A variety of methods can be used to preserve environmentally sensitive areas, including density transfers, easements, dedications to a conservancy or public agency, and land acquisition. Low impact recreational activities are suitable for these sensitive areas and may include hiking, equestrian, or mountain bicycling trails. The Environmental Sensitive Lands Ordinance (ESLO) contains detailed provisions for Natural Open Space (NACS), density transfer, and for protection of environmentally sensitive lands.

THE McDOWELL SONORAN PRESERVE: The McDowell Sonoran Preserve consists of mountain and desert land included in the city's Preserve. The land generally possesses outstanding scenic value, valuable wildlife habitat and migration routes, lush desert vegetation, significant environmental conditions such as sensitive washes, riparian areas and mountain peaks and valleys, archaeological and historic sites, and opportunities for appropriate passive recreation in designated areas. Preserve land will remain as permanent open space with limited permanent improvements. The recommended study boundary of the McDowell Sonoran Preserve includes mountain and desert land designated by the City Council as suitable for preservation and some lands preserved by zoning action as NACS.

DEVELOPED OPEN SPACE: Developed open space includes public or private recreation areas such as golf courses and parks. Some developed open space may also be used as drainage facilities for flood control. This designation applies to Indian Bend Wash, the Camelback Wash, and the TPC and Westside facilities. These areas provide recreational amenities for both residents and visitors. They may also provide links between neighborhoods. Their design should integrate with adjacent neighborhoods. Tourism and public uses are encouraged to locate next to developed open spaces.

CULTURAL/INSTITUTIONAL OR PUBLIC USE: This category includes a variety of public and private facilities including government buildings, schools, private and public utilities, and airports. Private facilities include Talen West, the Mayo Clinic, Scottsdale Memorial and Scottsdale Memorial North hospitals. Some areas north of the C.A.P. Canal may include a mixture of recreation, tourism, destination attraction uses, including hotels or resorts, and cultural uses serving a large area. Zoning for these opportunities should be based on a demonstration that the project can be successfully completed, has good transportation access, and is compatible with surrounding areas.

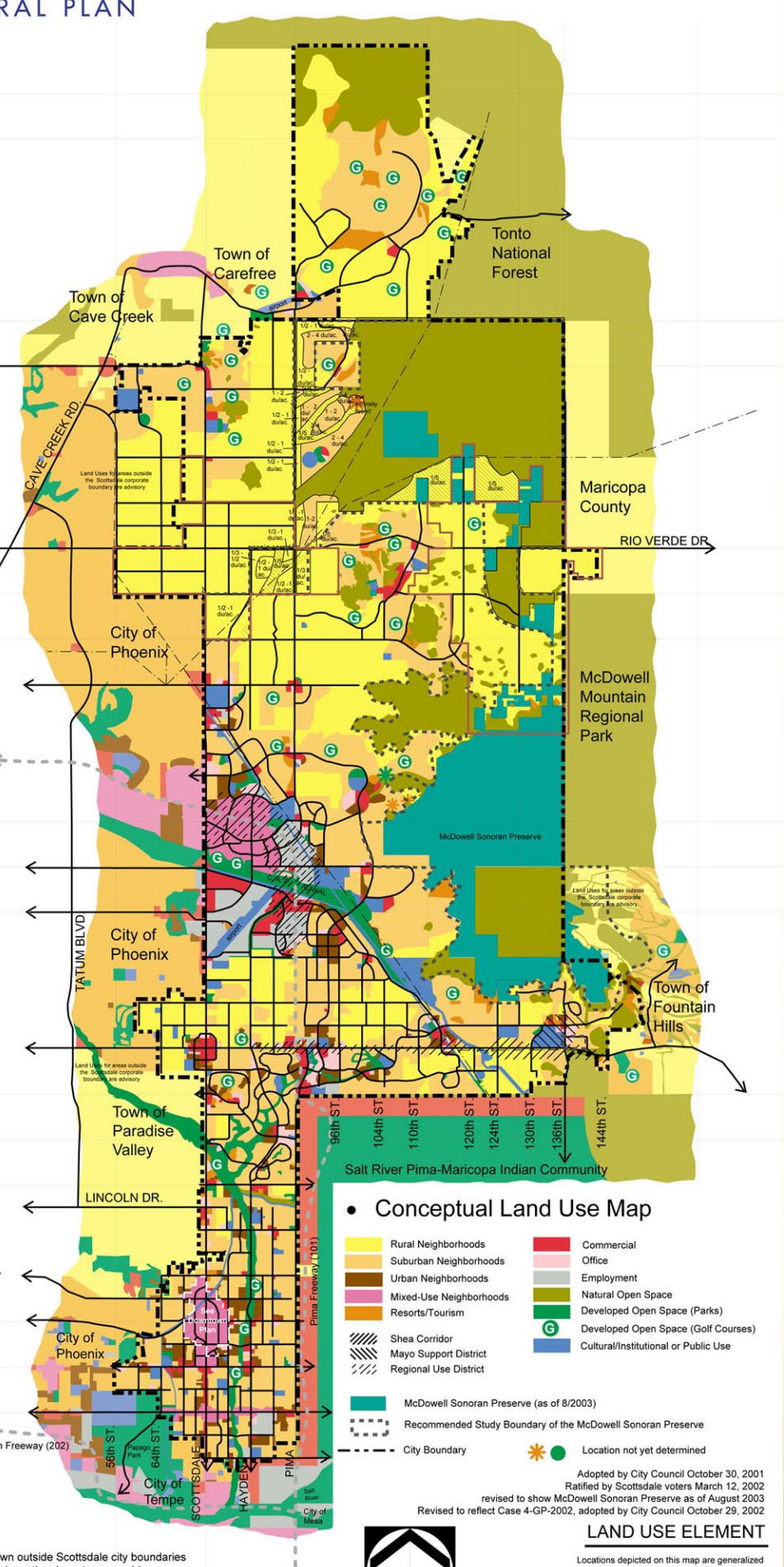
Other Land Use Map Designations
STAR/CIRCLE: A circle or star on the land use maps means that an exact location for the use has not yet been determined, but the need for that use has been identified in the general area.

REGIONAL USE: The regional use designation provides flexibility for land uses when it can be demonstrated that new land uses are serving a regional market. Regional uses include, but are not limited to, corporate office, region serving retail, major medical, educational campus, community service facilities, tourism, and destination attraction uses. In determining whether proposed land uses are regional in nature, the city will consider the size of the use as a regional draw, implements current economic development policies, enhances the employment core and the city's attractiveness to regional markets, benefits from good freeway access, and complements the established character for the area.

SHEA CORRIDOR: The Shea Corridor is indicated along Shea Boulevard. Within this corridor specific guidelines are in effect. Policies relating to the corridor include:
- Enhance and protect the existing residential area while allowing flexibility in residential parcels having Shea frontage
- Allow employers offering uses such as medical related services, corporate headquarters, or hotel accommodations
- Neighborhood level retail centers, which provide everyday goods and services such as groceries, drug stores, dry cleaning, etc. should occur within the neighborhoods, on arterial streets, and outside of the Shea Corridor so that convenient vehicular and pedestrian access can occur, and out traffic will not need to use Shea Boulevard.

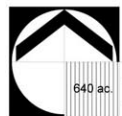
The umbrella goals, policies, and guidelines contained in the Shea Area Plan adopted June 15, 1993, should be followed.
MAJO SUPPORT DISTRICT: The Mayo Support District is indicated for the area surrounding the Mayo Clinic. For a specific area surrounding the Mayo Clinic, a Mayo Clinic Support District should be established. Within this district, a flexible approach to locating support uses should be considered. Policies for this area are also included in the Shea Area Plan adopted June 15, 1993.

JENNY LYNN
CIRCLE MOUNTAIN
HONDA BOW
ROCKAWAY HILLS
DESERT HILLS
JOY RANCH
STAGECOACH PASS
CAREFREE HWY.
DOVE VALLEY
LONE MOUNTAIN
DIXILETA
DYNAMITE
JOMAX
HAPPY VALLEY
PINNACLE PEAK
DEER VALLEY
BEARDSLEY
OUTER LOOP
UNION HILLS
BELL RD./FRANK LLOYD WRIGHT BLVD.
GREENWAY RD.
THUNDERBIRD RD.
CACTUS RD.
SHEA BLVD.
DOUBLE TREE RANCH RD.
McCORMICK PKWY.
INDIAN BEND RD.
McDONALD DR.
CHAPARRAL/CAMELBACK RD.
CAMELBACK RD.
INDIAN SCHOOL RD.
THOMAS
McDOWELL RD.
McKELLIPS RD.



Conceptual Land Use Map

- Rural Neighborhoods
- Suburban Neighborhoods
- Urban Neighborhoods
- Mixed-Use Neighborhoods
- Resorts/Tourism
- Commercial
- Office
- Employment
- Natural Open Space
- Developed Open Space (Parks)
- Developed Open Space (Golf Courses)
- Cultural/Institutional or Public Use
- Shea Corridor
- Mayo Support District
- Regional Use District
- McDowell Sonoran Preserve (as of 8/2003)
- Recommended Study Boundary of the McDowell Sonoran Preserve
- City Boundary
- Location not yet determined



Land Uses shown outside Scottsdale city boundaries are advisory and use the closest comparable Scottsdale land use categories

Adopted by City Council October 30, 2001
Revised to show McDowell Sonoran Preserve as of August 2003
Revised to reflect Case 4-GP-2002, adopted by City Council October 29, 2002

LAND USE ELEMENT

Locations depicted on this map are generalized

general plan
scottsdale, arizona